

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 19th January 2015 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth - Chairman	Present
Cllr N J L Busvine OBE	Arrived 7:02pm	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Apologies	Cllr R L Piper	Arrived 7:01pm
Cllr A S Clayton	Present	Cllr S G Raikes	Present
Cllr Mrs M E Crabtree	Apologies	Cllr P E Towell - Vice Chairman	Apologies
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
7 Members of the public

PUBLIC QUESTION TIME

None

357 REQUESTS FOR DISPENSATIONS

No requests had been received or granted.

358 DECLARATIONS OF INTEREST

Cllrs Piper and Raikes declared a non-pecuniary interests in planning application:

[8] 14/03970/FUL – Maplecroft, Hoptgarden Lane

Cllr Piper declared a non-pecuniary interest in planning application:

[16] 15/00032/FUL – 2 Beacon Rise

Cllr Mrs Crabtree declared an interest in planning application:

[1]PAG/KCC/SE/0002/20 – Knole (east) Academy, Seal Hollow Road

Cllrs Hogarth and Piper noted their positions as Sevenoaks District Council Portfolio Holders in relation to Item (5) Car Parking Consultations

359 DECLARATIONS OF LOBBYING

Cllr Councillors present declared they have been lobbied in respect of planning application:

[8] 14/03970/FUL – Maplecroft, Hoptgarden Lane

Cllr Raikes declared he had been lobbied in respect of item (5) Car Parking Consultations.

360 MINUTES

It was **RESOLVED** that the minutes of the meeting held on the on the 5th January 2015 previously approved at Council on 12th January 2015 be received and signed.

361 ELECTORAL REVIEW OF KENT COUNTY COUNCIL

The Committee received and considered a letter from the Local Government Boundary Commission regarding the restructuring of KCC electoral boundaries.

It was **RESOLVED that** the Town Council respond questioning the rationale behind incurring expense of an electoral review for such a minor reduction in total number of KCC Councillors, and that in the interest of securing best value for the tax payer the review should either (a) not proceed, or (b) should proceed on the basis of securing a more significant reduction in the total number of KCC Councillors.

362 CAR PARKING CONSULTATIONS

The Committee received and considered the following Sevenoaks District Council consultations:

- i) THE KENT COUNTY COUNCIL (VARIOUS ROADS IN THE DISTRICT OF SEVENOAKS) (PROHIBITION AND RESTRICTION OF WAITING AND LOADING AND UNLOADING AND ON STREET PARKING PLACES) (AMENDMENT 11) ORDER 2013

It was **RESOLVED that** Sevenoaks Town Council request that the amendment be from '8:30am – 6:30pm' rather than '8:30am – 8:30pm'

- ii) THE SEVENOAKS DISTRICT COUNCIL (OFF-STREET PARKING PLACES) (AMENDMENT 4) ORDER 2010

It was **RESOLVED that** Sevenoaks Town Council object to the proposed modification to the charging schedule and request that (a) There be no evening charges after 6:30pm on all days of the week (b) There be no charge on Sundays. The Town Council objected to the premise of any increase in car parking charges at the current time and request at least a 1yr freeze is implemented, noting that while the economy is in the initial stages of recovery, this should not be seen as an opportunity for the District Council to raise further revenue from hard pressed tax payers.

363 LICENSING

The Committee received and considered the following licensing applications made to Sevenoaks District Council in the two weeks ending 15th January 2015

- I) 14/04006/LAPRE – Knole Academy – Cllr Towell

It was **RESOLVED that** representation be arranged under Chairman's Action.

- II) 15/00026/LAPRE – Perfetto – Cllr Mrs London

It was **RESOLVED that** Sevenoaks Town Council recommend approval.

364 PLANNING APPLICATIONS

(a) The Committee received and noted the schedule of comments forwarded to Sevenoaks District Council under Chairman's Action on 12th January 2015.

(b) The meeting was adjourned to enable a member of the public to speak on the following application for 3 minutes:

i. [8] 14/03970/FUL – Maplecroft, Hopton Lane – Against

(c) The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 15th January 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

365 PRESS RELEASE

None

The meeting closed at 8:19pm

CHAIRMAN

Planning Applications Considered

Applications considered on 19-1-15

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0002/20	Miss M Green 06-02-2015	Cllr Hogarth (OOW)	Mr Shokar 01604 621051
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Kent County Council		Knole (east) Academy	Seal Hollow Road	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/15
Proposed erection of temporary buildings to accomodate the relocation of Trinity Free School from its existing site together with associated access and parking works.				

//Awaiting Chairman's action//

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03828/HOUSE	H Weston 26-01-2015	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Baptista			11 Eardley Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/15
Erection of replacement shed in rear garden.				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03859/HOUSE	H Weston 23-01-2015	Cllr Eyre	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/15
Demolition of garage, sheds. Erection of two storey extension to front and single storey extension to side. Replacement of dormer with two dormers, installation of roof lights and lantern. New garage.				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03886/FUL	H Weston 26-01-2015	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Gilden			24D Dartford Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
Erection of a garden shed and ground level decking area in rear garden of property.				

Sevenoaks Town Council recommended approval..

Planning Applications Considered

Applications considered on 19-1-15

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03909/HOUSE	H Weston 27-01-2015	Cllr Mrs Walshe	Mr D Dennis 0750130333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Clarke			20 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
Demolition of garage. Erection of two storey side extension.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03943/HOUSE	H Weston 21-01-2015	Cllr Baker	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Sargeant			24 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/15

Demolition of rear single storey study/lobby extension (leaving the raised floor area) garage and a chimney stack and erection of a single storey side extension, first floor front extension and a roof extension with part hipped and gable ends, two dormer windows and two roof lights to the front elevation and two dormer windows and a single roof light to the rear elevation.

SE/14/03943/HOUSE: Amended Consultation (Information Only) - Received by STC 13.01.15

Amended plan for information.

Sevenoaks Town Council recommended refusal as the 2 storey side extension would be within 1m of the boundary with no.26, contrary to guidance set out in the residential extensions SPD and resulting in a loss of amenity to the neighbouring property, in addition the proposed development is contrary to guidance set out in the Residential Character Area Assesment.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03965/HOUSE	H Weston 21-01-2015	Cllr Piper	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Middleton		White Cottage	12 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/01/15

Demolition of existing garage and utility room to incorporate a two storey side extension and extension of existing habitable space in loft with new dormer to side elevation.

Sevenoaks Town Council recommended refusal unless the front dormer is obscure glazed..

Planning Applications Considered

Applications considered on 19-1-15

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03970/FUL	J Russell 30-01-2015	Cllr Eyre	OPEN Architecture 77958
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Stewart		Maplecroft	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/15
Demolition of existing dwelling and development of 2No replacement dwellings.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1. The proposals including the design are out of character with the surrounding area and contrary to advice set out in the Residential Character Area Assessment SPD.**
- 2. Overdevelopment of the site**
- 3. Excessive bulk and size**
- 4. There will be limited outdoor amenity space for future residents of the proposed homes**

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/03990/LDCEX	H Weston 28-01-2015	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Moore-Fay			131 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/15
Retrospective planning application for creation of an attached garage.				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04019/MMA	J Russell 27-01-2015	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ward		Hermesland	96 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
Minor material amendment to application SE/14/02811/FUL, part demolition of front boundary wall to allow access to new garage and the sub division of the land and building of a new residence, to show removal of rear garden elevation solar panels.				

Sevenoaks Town Council recommended refusal as the proposed amendment would result in the house no longer meeting the code for sustainable homes.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04023/HOUSE	P Dadswell 27-01-2015	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Romanis			35 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
The erection of a rear extension at first floor level.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 19-1-15

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04024/LBCALT	Mr M Holmes 28-01-2015	Cllr Mrs London	Mr J Barron 02088522555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Dedman		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
<p>Conversion of Shop into Visitor Welcome with internal works to include stripping out existing fixtures and fittings. New flooring, additional heating, new doors, new lighting and decoration. Internal Alterations to the Bookshop/Cafe with works to include stripping out existing fixtures and fittings. New perimeter floor to ceiling bookcases in painted finish, extension of existing tiled floor into additional space. Creation of new storeroom, reorganization of kitchen space and redecoration throughout.</p>				

//Awaiting Chairman's Action//

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04029/HOUSE	P Dadswell 27-01-2015	Cllr Eyre	Mrs Austin 07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Morgan			18 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
New garage.				

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/04035/HOUSE	H Weston 27-01-2015	Cllr Towell	BHD Architects 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Drake			30 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/15
Roof extension and loft conversion. Internal alterations.				

//Awaiting Chairman's action//

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00001/HOUSE	P Dadswell 02-02-2015	Cllr Clack	Mr P Evans 460652
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Causon			11 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/15
Alteration and extension of roof space with dormer window to provide two bedrooms and shower room.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that

- There will be no loss of amenity to neighbouring properties
- There will be no detrimental impact on the character of the area
- The materials will be in keeping with the surrounding area.

Planning Applications Considered

Applications considered on 19-1-15

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/00032/HOUSE	H Broughton 02-02-2015	Cllr Parry	Mr Williams 01273 82398
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Partridge			2 Beacon Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/15
Two storey side extension and a ground floor rear extension with associated works.				

Sevenoaks Town Council recommended approval.